

**TRANSFER
TAX
PAID**

DEED OF SALE BY

PERSONAL REPRESENTATIVE

028320

THAT, ROBIN BEDARD of Waterville, County of Kennebec and State of Maine, duly appointed and acting personal representative of the **ESTATE OF RUTH A. E. BEDARD**, deceased, testate, as shown by the probate records of the County of Kennebec, Maine, with no notice pursuant to the terms of the Will, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **PETER A. RINES, JR.** and **VICKI D. RINES** as joint tenants, the real property in Waterville, State of Maine, described as follows, to wit:

Beginning at an iron pin set in the ground on the southwesterly line of the Trafton Road, so-called, at the southeast corner of land of Thomas and Gloria Bedard; thence S 61° 27' 25" W along the southeasterly line of Thomas and Gloria Bedard, as described in a deed from the grantor herein recorded in the Kennebec Registry of Deeds in Book 5445, Page 51, a distance of 264.00 feet to an iron pin set in the ground; thence S 27° 28' 38" E along land of the said Thomas and Gloria Bedard a distance of 10.98 feet to another iron pin set in the ground; thence S 54° 54' 43" W along a stone wall and the land of the said Thomas and Gloria Bedard a distance of 128 feet, more or less to a stake set in the ground where another stone wall intersects this line; thence in a southeasterly direction along said stone wall and other land of the grantor a distance of 207 feet, more or less, to a stake set in the ground; thence in a northeasterly direction along other land of the grantor a distance of 367 feet, more or less, to a point on the southwesterly line of the Trafton Road, said line being marked by a stake approximately on the line of the Trafton Road; thence in a northwesterly direction along the southwesterly line of the Trafton Road a distance of 226 feet to the point and place of beginning.

Also including an easement for the use and maintenance of the leech field, as now used and located, that is attached to the house located on the above described parcel. In the event that the leech field is moved, or it becomes necessary to replace the leech field, this easement shall terminate. This easement area is located with the following described property: Beginning at the southeast corner of the above described parcel; thence in a southwesterly direction along the southeasterly boundary of the above parcel 80.00 feet to a point; thence in a southeasterly direction parallel with the Trafton Road 30.00 feet to a point; thence in a northeasterly direction parallel with the southeasterly boundary of the parcel described above a distance of 80.00 feet to the Trafton Road; thence in a northwesterly direction along the Trafton Road a distance of 30.00 feet to the point and place of beginning.

The above description is based in part on a survey entitled "Sketch Plan for Thomas Bedard", dated November 5, 1996, by Pickett Land Survey Inc., reference to which is hereby made.

Being a portion of the premises conveyed to Emile H. Bedard and Ruth A. E. Bedard by warranty deed dated March 23, 1984 and recorded in the Kennebec Registry of Deeds in

9-10
239

Book 2666, Page 241. The said Emile H. Bedard died July 10, 1992 leaving Ruth A. E. Bedard as the surviving joint tenant.

9-10

WITNESS, my hand and seal this day of September, 1998.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

8/12
WITNESS

Robin Bedard
ROBIN BEDARD, AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF
RUTH A. E. BEDARD

STATE OF MAINE
Kennebec, ss

September , 1998

Then personal appeared the above named ROBIN BEDARD in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

8/12
Notary Public

STEPHEN F. DUBORD
Notary Public Attorney at Law
My Commission Expires
September 4, 2001



RECEIVED KENNEBEC SS.

1998 OCT -2 AM 9:00

ATTEST: Theresa Marie Moore
REGISTER OF DEEDS